

SL. No. 06

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04 FEB 2025

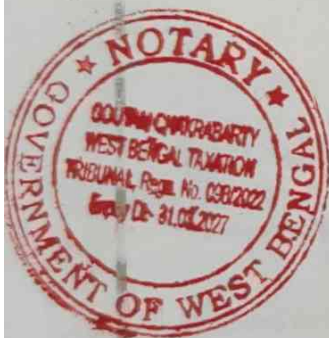
भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AC 772263

Before the Notary Public  
West Bengal Taxation Tribunal

TO WHOMSOEVER IT MAY CONCERN

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of 'ROYAL UNITY' Promoter of the proposed project named "SWAPNA NIVAS" represented by its Partner RAHUL NAG.

I, RAHUL NAG (PAN: ADIPN9419P) son of Sri Rathin Kanta Nag, Partner of 'ROYAL UNITY', promoter and partner of the proposed project named "SWAPNA NIVAS" do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder Buyer Agreement of our Project "SWAPNA NIVAS" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

04 FEB 2025

ATTESTED

Goutam Chakrabarty  
Notary, West Bengal  
Taxation Tribunal  
Reg. No. 098/2022



2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponent

Royal Unity  
*Rahul Wj*  
Partner

Verification

I, **RAHUL NAG** (PAN: ADIPN9419P) son of Sri Rathin Kanta Nag, resident of C-1, Purbachal Co-Operative Housing Society Ltd. Hatiara, P.O.-Hatiara, P.S.-New Town, Kolkata-700157, District-North 24 Paraganas, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 4th day of February, 2025.

Identified by:

*Manoj Basu*  
**MANOJ BASU**  
Advocate  
Enrolment No.-F-247/2006  
Bidhan Nagar Court  
Kolkata 700 091

*Anamika Swamish*  
Adv.  
Judge's Court, Barasat.

04 FEB 2025

Solemnly affirmed and declared  
before me on identification



**ATTESTED**  
Goutam Chakrabarty  
Notary, West Bengal  
Taxation Tribunal  
Reg. No. 098/2022